

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

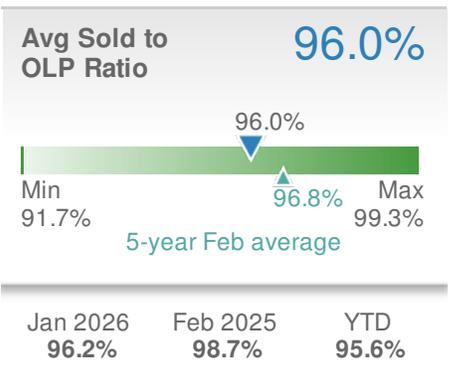
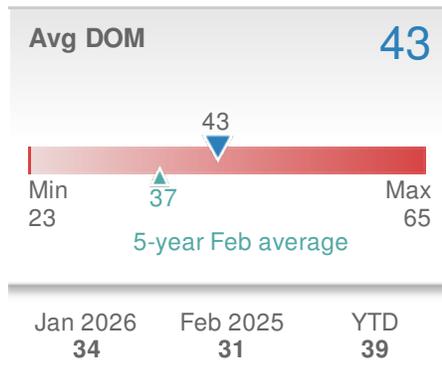
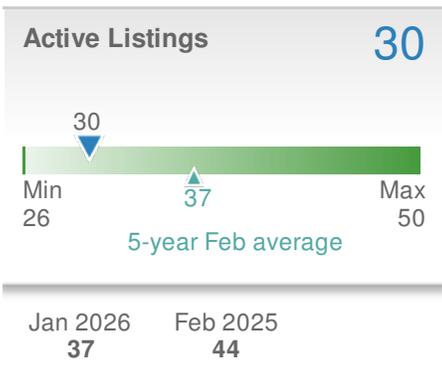
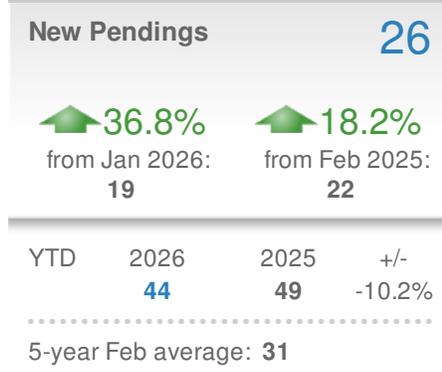
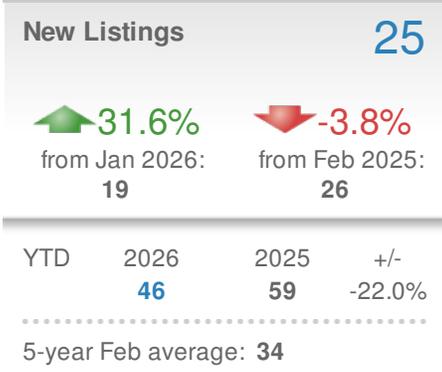
Local Market Insight

Southeast Delco (Delaware, PA)

February 2026

Southeast Delco (Delaware, PA)

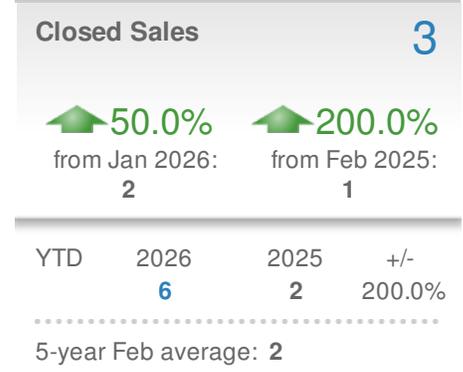
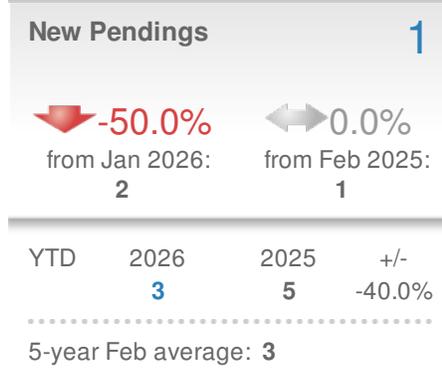
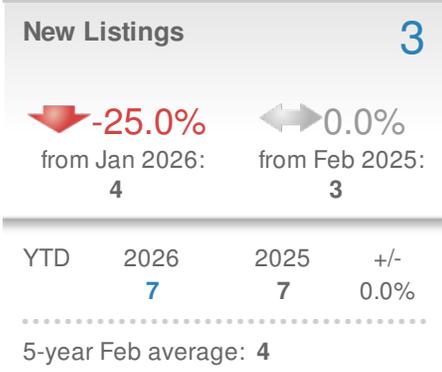
Email: ldavis@tcsr.realtor



February 2026

Southeast Delco (Delaware, PA) - Detached

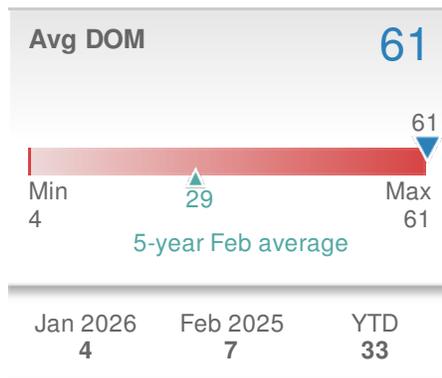
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for February was \$255,000, representing an increase of 36% compared to last month and a decrease of 36.3% from Feb 2025. The average days on market for units sold in February was 61 days, 113% above the 5-year February average of 29 days. There was a 50% month over month decrease in new contract activity with 1 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 3; and a 33.3% decrease in supply to 6 active units.

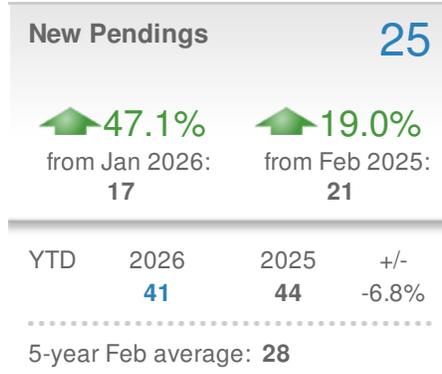
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 0.67 in January and a decrease from 0.71 in February 2025. The Contract Ratio is 52% lower than the 5-year February average of 1.03. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2026

Southeast Delco (Delaware, PA) - Attached

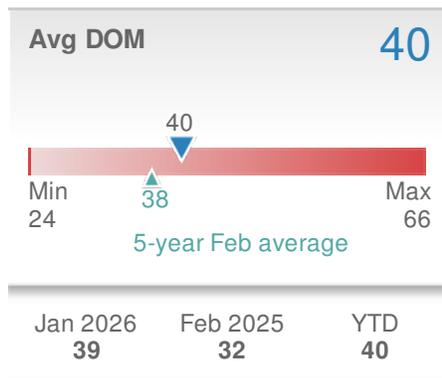
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for February was \$235,000, representing an increase of 17.5% compared to last month and an increase of 11.9% from Feb 2025. The average days on market for units sold in February was 40 days, 6% above the 5-year February average of 38 days. There was a 47.1% month over month increase in new contract activity with 25 New Pendings; a 14.8% MoM increase in All Pendings (new contracts + contracts carried over from January) to 31; and a 14.3% decrease in supply to 24 active units.

This activity resulted in a Contract Ratio of 1.29 pendings per active listing, up from 0.96 in January and an increase from 0.86 in February 2025. The Contract Ratio is 16% lower than the 5-year February average of 1.54. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2026

Southeast Delco (Delaware, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Southeast Delco (Delaware, PA), the median sold price for Attached/Townhouse properties for February was \$235,000, representing an increase of 17.5% compared to last month and an increase of 11.9% from Feb 2025. The average days on market for units sold in February was 40 days, 6% above the 5-year February average of 38 days. There was a 47.1% month over month increase in new contract activity with 25 New Pendings; a 14.8% MoM increase in All Pendings (new contracts + contracts carried over from January) to 31; and a 14.3% decrease in supply to 24 active units.

This activity resulted in a Contract Ratio of 1.29 pendings per active listing, up from 0.96 in January and an increase from 0.86 in February 2025. The Contract Ratio is 16% lower than the 5-year February average of 1.54. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

